SOLD NSW · PROPERTY MARKET REPORT

Goulburn NSW 2580

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
50 -3	$685,000 +1%	$742,128 -6%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$3,300,000	$258,000	$39.11M

POSTCODE 2580 RENTAL MARKET · SEPTEMBER 2026

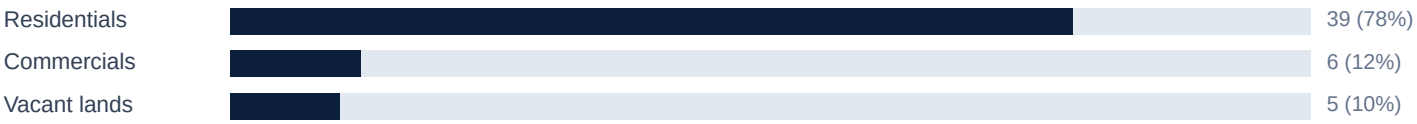
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$520	$527	93

Figures cover the entire 2580 postcode area, not Goulburn alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$685,000 +1%	$742,128 -6%	50 -6%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 50 properties settled in Goulburn NSW 2580 in October 2026 — 39 residential and 11 non-residential (commercial or land).
- The residential median sale price rose 1% to $685,000, up from $681,000 in September 2026.
- Residentials accounted for 78% of sales (39 of 50), compared to 12% for commercials (6).
- Prices ranged widely — from $258,000 to $3,300,000, a spread of $3,042,000.
- The standout sale was 93 AUBURN ST at $3,300,000 on 26 Oct — 382% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
93 AUBURN ST	Commercial	**$3,300,000**	26 Oct
51 SANCTUARY DR	Residential	**$1,400,000**	1 Oct
28 RUSE ST	Residential	**$1,300,000**	9 Oct
12 CLYDE ST	Residential	**$1,200,000**	20 Oct
4 FRASER CL	Residential	**$1,100,000**	16 Oct
66 NORTON ST	Residential	**$1,075,000**	2 Oct
286 AUBURN ST	Commercial	**$1,050,000**	26 Oct
1 ARTHUR ST	Residential	**$1,020,000**	8 Oct
76 AUBURN ST	Commercial	**$1,000,000**	12 Oct
21 ST AUBYN RD	Residential	**$980,000**	9 Oct

Data sourced from NSW Valuer General · Published by Sold NSW (soldnsw.com) · October 2026. Minimum 10 recorded sales; quieter months use trailing 3 months. Comparisons use the preceding equal-length period.